

**ALTON CONSERVATION COMMISSION
NOTICE OF MEETING**

ALTON TOWN HALL
May 12th, 2022 at 6:00 P.M.
Minutes

Members and others Present:

Gene Young, Chairman	Dana Rhodes, Vice Chairman	Earl Bagley
Russ Wilder	Tom Diveny	
Reuben Wentworth, Selectman's Rep	Katherine Bowden, Secretary	

Members Absent:

David Mank

Call Meeting to Order:

Gene Young, Chairman Called The Meeting to Order at 6:00 P.M.

Public Announcements:

Approval of Agenda:

A Wetlands PBN Application for 8 sleepers Island and member reports were added to the agenda.

Gene Young moved to approve the agenda. Dana Rhodes Seconded. By Voice vote of 6 yea, 0 nay. The motion passed.

Presentations/Consultations:

1) Mike Gelinas --Snowmobile trails

Mike Gelinas spoke about Mount Bet and potentially adding parking lots near Gilman ponds conservation area. Mike wanted to speak with the commission to see if there were any limitations regarding the area. Gene Young made the comment that there are wetlands in the rea of Gilman Pond and the Conservation Commission's current management plan prohibits wheeled and motorized vehicles. After a brief conversation the Conservation Commission voiced its concerns about adding trails in some areas. Mike Gelinas made the comment that he wanted the Conservation Commission to be aware that there would be working being done on a private property on Mount Bet. Gene Young asked the Commission if anyone was categorically opposed to snowmobile trails, no one objected."

Approval of Minutes:

April 14th, 2022

- *Russ Wilder moved to approve the April 14th, 2022 minutes, Tom Diveny Seconded. By voice vote of 5 yea, and 0 nay. The Motion passed. – Reuben Wentworth abstained*

April 28th, 2022

- *Dana Rhodes moved to approve the April 28th, 2022 minutes, Tom Diveny Seconded. By voice vote of 5 yea, and 0 nay. The motion was passed. – Russ Wilder abstained*

PERMITS AND APPLICATIONS

(Any permit or application that has been signed off by the Chair or Vice-Chair is entered here for the record, unless any Commissioner has questions or comments)

Planning Board/ZBA Department Head Review Agenda Items:

- 1) SFC Engineering Partnership, Inc., Agent for Meadow Lark Holdings, LLC, Owners - Map 19 Lot 8-2, NH Route 28/1439 Wolfeboro Hwy - Amended Final Major Site Plan** – Applicant proposes to amend the original project from Case #P22-11 to include an additional three (3) campsites and do away with the proposed bath house and pavilion.
 - *The Conservation Commission resubmitted their previous comments.*
 - *Signed By Gene Young 5/12/2022*

- 2) Norway Plains Associates, Inc., Agent for Kemper Land Holdings, LLC, Owner - Map 19 Lot 32,67 Drew Hill Road - Final Major Site Plan Rural (RU) Zone** - Proposal To permit the construction of a 40' x 60' building and gravel parking area to be used as a Contractor's Yard.
 - *The Conservation Commission resubmitted their previous comments.*
 - *Signed By Gene Young 5/12/2022*

- 3) Norway Plains Associates, Inc., Agent for LCW Family Trust & Chelind Realty Trust, c/o Scott Werner, Owners - Map 16 Lots 12 & 26, 45 & 47 Lindsay Road - Lot Line Adjustment Rural (RU) Zone** – Proposal to adjust lot lines for two (2) lots of record, with Map 16 Lot 12 adjusted from 63.47AC to 41.47AC, and Map 16 Lot 26 adjusted from 25.29AC to 47.29AC.
 - *The Commission had no comments or concerns.*
 - *Signed by Gene Young 5/12/2022*

**4) DMC Surveyors, Agent for Andrew & Shannon Kenney, Owners - Map 56 Lot 38
200 Woodlands Road - Final Minor Subdivision Lakeshore Residential (LR) Zone –**
Proposal to subdivide Map 56 Lot 38 into two (2) lots of record. The parent lot would consist of 5.663AC, and the subdivided lot would consist of 1.298AC

- *Russ Wilder moved to make the comment, Lot 56-38 has several restrictions on it as a result of previous permits issued to former owners. The property is subject to a “No-Cut” Buffer around the wetland proposed to be crossed by a driveway. When the shore lot was developed by a former owner, the backland was merged across Woodlands Road to provide enough contiguous land to allow the shore lot to be built on. By subdividing this lot now, the former approval of the house construction on the shore lot may be invalid.*

The remainder land where the proposed house would be located does not show an area for the leach field. There may not be enough room for the house, well and leach field. The proposed house lot may also fall within the protected shoreland (250’ from the lake).

The Conservation Commission strongly objects to impacting the wetland with the “No-Cut” buffer that was a condition of a prior approval.

Reuben Wentworth seconded. By Voice vote of 6 yea, 0 nay. The motion passed.

Standard Wetlands Dredge and Fill Applications:

Wetland Permit by Notification (PBN):

- 1) Wetlands Permit-By-Notification- I’m Still Me LLC (Sandra Wright, Manager) – 460 Rattlesnake Island, M87 L18** – Applicant proposes to repair damaged existing legal dock (file# 2011-01610) by retting 6 existing pilings and reattaching undamaged platform in original location. Property has 160’ of frontage on Lake Winnepesaukee, Dock is located > than 30 feet from any abutter.
 - *Applicant has already submitted application to NHDES*
- 2) Wetlands Permit-By-Notification – John & Donna Miller – 8 Sleepers Island, M73 L25** – Applicant proposes to repair / replace existing permanent docking structure consisting of a 4’ x 40’-2” cantilevered pier attached to a 7’-10” x 35’ pier (supported on a full wood / rock crib) by a rock supported deck area un a “U” configuration and 70’ rock breakwater “in-kind” with no change in size, location or configuration along the shore of this Lake Winnepesaukee property. Project involves no additional impacts to NHDES jurisdiction.
 - *The Commission had no comments or concerns.*
 - *Signed by Gene Young 5/12/2022*

Minimum Impact Expedited Applications:

Shoreland Permit Applications:

Shoreland Permit by Notification (PBN): None

Notification of Routine Roadway Maintenance Activities: None

Reoccurring/Unfinished Business & Projects:

1) Green Oak Realty-

- Letter to Planning Board.
 - *Reuben Wentworth moved to approve the letter to The Planning Board. Tom Diveny seconded. By Voice vote of 6 yea, 0 nay. The motion passed.*
 - *Copy of letter attached and made part of these minutes.*

- Green Oak Realty Development, LLC Northern Slope/Berm Maintenance Estimate

2) Monitoring-

- *Gene Young spoke about building bog bridges on the Mike Burke Trail, as well as putting up conservation signs.*

3) Canoe & Kayak Access to Merrymeeting River-

4) Lake Lay Monitoring Program-

5) Natural Resource Inventory Update

6) Gilman Pond Management

- *Gilman pond management, RFP. Russ Wilder moved to release the RFP. Dana Rhodes seconded. By voice vote of 6 yea, 0 nay. Motion passed.*
- *Copy of RFP attached and made part of these minutes.*

New Business:

Notice of Intent to Cut Timber:

Commissioner Reports:

Chairman Report-

Vice Chair Report-

Member Reports-

- *Russ Wilder spoke about the section of route 11 between Minge Cove Road and Ellacoya State Park. They are looking to improve the road and drainage for safety reasons. He also spoke about a potential round about that could be put in. Plans were passed along to the Planning Board. There will be a public hearing in September.*

Correspondence:

- 1) **April 2022 - Budget and Expenses.**
- 2) **NHDES Approved Standard Dredge and Fill Wetlands – Jeremy Stannard, Rattlesnake Island, M75 L54.**
- 3) **NHDES Approved Standard Dredge and Fill Wetlands – Witteveen Family Trust, 218 Black Point Rd. M44 L17**
- 4) **NH Fish and Game – Prescribed Fire At Joy State Forest to Improve Wildlife Habitat.**
- 5) **NHDES Reported Alleged Violation – Richard Callahan, 56 East Side Dr. M33 L24A**

Date and Time of Next Meeting:

- **Thursday May 26th, 2022 at 6:00pm**

Adjournment:

Meeting Adjourned at 7:02 P.M.

Respectfully Submitted

Katherine N Bowden

Building Dept. / Conservation Secretary

Town of Alton
Conservation Commission



PO Box 659, 1 Monument Sq., Alton NH 03809
Phone 603-875-2164 Fax 603-651-0732 TDD 603-875-0111

TO: Alton Planning Board
PO BOX 659
1 Monument Square
Alton, NH 03809

May 13th, 2022

RE: GREEN OAKS EXCAVATION PERMIT APPLICATION P22-14

The Alton Conservation Commission has the following requirements to be met before the permit is granted:

- 1) Applicant must complete the portion of the berm/slope along the northerly property line with the Barbarossa (Mank) easement property. The work should be completed as shown and described on pages 5 and 6 of the engineering plans dated January 19, 2022, by Varney Engineering and submitted as part of the application. Applicant must show that it has satisfied section 15.K of the Alton Excavation Regulations and NHDES administrative rule Env-Sw 810.09 regarding the burial of on-site and imported wood and stumpage. Applicant can show that it is in compliance with those regulations by demonstrating that the slope either (1) does not contain stumps, slash, and brush or (2) that Applicant has received appropriate State approval for the slope to contain such materials. The existing portion of the slope contains such materials, as documented by the Miller Engineering & Testing Inc., report submitted with the application (see pages 2, 4). ConCom will accept the completion of the slope when the Town's engineer declares that the slope has been completed to meet State and local regulations, as well as the standards and specifications shown on the plan.
- 2) ConCom requires that Applicant post a bond to cover the completion of the berm/slope, to include the successful seeding, loaming, and long-term stability and re-vegetation thereof. After consultation with the Town engineer, the ConCom requests a bond in the amount of \$32,000 to remain in place for ten years to ensure the long-term maintenance of berm/slope.
- 3) ConCom requires assurance that the footprint of the completed berm/slope and swale will run with the land and not be invaded by Applicant or future owners for any purpose other than maintenance. Such non-invasion shall include, but not be limited to, activities that cause soil disturbance or erosion. This protection shall remain in place regardless of the distance of the berm/slope from any abutting property and shall cover the entire berm/slope and not be limited to within fifty feet of any abutting property.
- 4) Although the ConCom does not think it is necessary for it to be an approving abutter for Applicant to construct the berm/slope, the ConCom agrees to be a limited approving abutter limited to Applicant's construction and maintenance of the berm/slope as depicted on the above-referenced engineering plans and also limited in duration to the time required for Applicant to finish construction of the slope/berm. The ConCom is not an approving abutter for any purposes related to Applicant's commercial (or otherwise) excavation activities.

Sincerely,
Gene Young, Chairman, Alton Conservation Commission.

Request for Proposals Forestry Services

Proposals due: June 30, 2022 at 4:00 p.m.

Due by mail to:
Town of Alton
Alton Conservation Commission
P.O. Box 659
Alton, NH 03809

Due in person to:
Alton Conservation Commission
C/O Katherine Bowden, Secretary
1 Monument Square
Alton, NH 03809

The Town of Alton (the Town) is soliciting proposals for Forestry Services, for the creation and administration of forest management plans on certain properties owned by the Town of Alton through its Conservation Commission. The overarching objective of the Conservation Commission is to manage the Town's Conservation on Lands primarily for wildlife habitat and protection of water quality.

Scope of Work

The Town seeks proposals from qualified firms for Forest Management Services.

A. Forest Management Services

Forestry services shall include developing forest management / stewardship plans for three contiguous properties in Alton surrounding Gilman Pond. They are: Tax map 15, lots 31, 53, and 71, totaling 415 acres, more or less. The goal of the forest management / stewardship plans shall be to promote long term stewardship of the full array of forest resources by developing useful, easily read documents that adheres to landowner objectives and provide management recommendations that are specific to the property and that relate to field data. The Town is looking to develop plans (in order of importance) that include protection of water quality and wetland integrity, protection of wildlife and wildlife diversity, promotion and or protection of diverse forest habitat, plans for recreational resources, and timber production.

Forest management plans are expected to typically include:

1. Timber stand maps for each parcel
2. Forest health (including insect, disease, invasive species)
3. Soil
4. Water

5. Timber resource management, including timber volumes by species and products for both stand and tract level
6. Aesthetic quality
7. Riparian and wetlands
8. Wildlife and fish habitat
9. Forest protection (including wildfire and catastrophic risk reduction and rehabilitation where appropriate)
10. Forest recreation
11. Rare, threatened and endangered plant and animal species and exemplary natural communities. The forester will be required to consult with Maria Poulos, (maria@mariapoulos.com) of the Native Plant Society in order to include the Plant Society's recommendations for the management of *Isotria Medeoloides* communities known to exist on the properties.
12. The forester will be expected to attend one meeting with abutters and neighboring land owners to discuss and explain the scope and intent of the project.

Additional Information and Requirements

This RFP does not commit the Town to paying any costs incurred by consultant in the submission or presentation of a proposal, or in making the necessary studies for the preparation thereof. Further, the Town reserves the right to:

- Accept or reject any and all submittals received as a result of this RFP at any time;
- Negotiate with qualified consultants;
- Select more than one FORESTRY SERVICES if it is in the best interest of the Town;
- Cancel the RFP, in part or in whole, if it is determined to be in the best interest of the Town to do so;
- Waive minor irregularities and formalities in the RFP submittals;
- The Town reserves the right to seek clarification on any point in any response at any phase of the selection process;

No guarantee of work, financial obligation, or other assurance is made to any respondent of this RFP whether selected or not for the role of FORESTRY SERVICES.

A. Threshold Requirements

1. Consultants shall be duly licensed and certified to perform the professional services offered by the proposal.
2. Each firm, by the submission, understands and agrees that the award of a contract shall be contingent upon the successful applicant providing the Town with proof of insurance coverage. The selected firm will need evidence of insurance including but not limited to:
 - a. Proof of Worker's Compensation with statutory limits if the vendor has any employees.
 - b. Professional Liability or Errors and Omissions coverage of \$1,000,000.
 - c. Business auto liability coverage with a combined single limit of at least \$500,000.

d. General Liability coverage of at least \$500,000 per occurrence with the Town added as additional insured by endorsement to the extent the vendor's liability policy requires an endorsement to create additional insured coverage.

The General Liability Coverage and Automobile Liability shall include endorsements for additional insured, naming the "TOWN OF ALTON", its elected officials, employees, agents and volunteers as an additional insured. The additional insured endorsement shall be attached to the certificate of insurance.

3. If the firm is unable to meet the above requirements, please provide additional details; and for insurance, provide available coverage levels.

Town Forester Services

Cost Proposal

CONTRACTOR INFORMATION

Contractor's Name: Contact Person: _____

Mailing Address: _____

Phone Number: _____ Email: _____

Proposal

Pricing information for Forest Management Services: _____

Additional information: _____

Completion date: _____

References (provide at least 3)

Name/Contact Name	Phone Number	Year(s)

By signing below you certify the rates above and a full understanding of the services as proposed and outlined in the scope of services.

Name and Title of Authorized Signatory: _____

Signature: _____ Date: _____